

COUNTY OF SUFFOLK



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PUBLIC WORKS

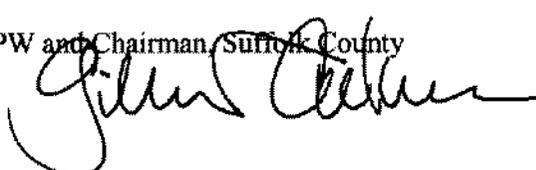
THOMAS LAGUARDIA, P.E.
CHIEF DEPUTY COMMISSIONER

GILBERT ANDERSON, P.E.
COMMISSIONER

LOUIS CALDERONE
DEPUTY COMMISSIONER

MEMORANDUM

TO: Hon. William J. Lindsay, Presiding Officer of the SC Legislature
Legislators: Romaine, Schneiderman, Browning, Caracappa, Vilorio-Fisher,
Losquadro, Eddington, Montano, Alden, Barraga, Kennedy, Nowick, Horsley,
Mystal, Stern, D'Amaro and Cooper.
Jeffrey Szabo, Deputy County Executive / Chief of Staff
Vito Minei, P.E., Director, Environmental Quality, S.C. Health Services
Thomas Isles, Director, Suffolk County Planning Department
Ron Cohen, representing Legislator Louis D'Amaro, SCSA Legislator-at-Large,
Michael Cavanagh, representing Presiding Officer Lindsay
Catherine Stark, representing Legislator Jay Schneiderman, Chairman of the
Public Works and Transportation Committee

FROM: Gilbert Anderson, P.E., Commissioner, SCDPW and Chairman, Suffolk County
Sewer Agency 

DATE: June 18, 2007

SUBJECT: MINUTES OF THE SEWER AGENCY MEETING OF JUNE 18, 2007

Attached for your information please find a copy of the minutes for the above referenced meeting.

GA/BW/bc: sg

Attachments

cc: Louis Calderone, Deputy Commissioner
Ben Wright, P.E., Chief Engineer, Division of Sanitation
Bob Carballeira, P.E., Associate Civil Engineer
John Donovan, P.E., Sr. Civil Engineer
Laura Conway, C.P.A., Director of DPW Administrative Services
Patricia Jordan, Esq., Dept. of Law
Walter Hilbert, P.E., S.C. Dept. of Health
Walter Dawydiak, P.E., S.C. Dept. of Health
Tim Laube, Clerk of the Legislature
James Morgo, Commissioner of Economic Development and Workforce Housing
William Spitz, NYSDEC

SUFFOLK COUNTY IS AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

MINUTES OF THE SUFFOLK COUNTY SEWER AGENCY

MEETING OF JUNE 18, 2007

The meeting was called to order at 11:04 am by Gilbert Anderson, Commissioner of DPW and Chairman of the Suffolk County Sewer Agency. In attendance were Jeff Szabo, Deputy County Executive representing County Executive Steve Levy; Tom Isles, the Suffolk County Director of Planning; Michael Cavanagh, Legislative Aide to Presiding Officer Lindsay; Vito Minei, P.E., representing the Commissioner of the Department of Health Services, Dr. Ron Harper and Catherine Stark representing Legislator Schneiderman, Chairman of the Legislative Public Works and Transportation Committee

Also present were Patricia Jordan, Esq. of the Department of Law and Ben Wright, PE, Chief Engineer- Sanitation and Bob Carballeira, PE, Secretary to the Sewer Agency.

Project representatives are shown on the copy of the sign-in sheet attached at the end.

Minutes from SCSA for May 21, 2007, were discussed. A motion to accept the minutes was made by Michael Cavanagh and Tom Isles seconded it. Motion passed with all in favor.

Public Participation

There were no requests to make statements.

NEW BUSINESS

FORMAL APPROVAL

HUB PROPERTIES TRUST

HU-1554

Ben mentioned that this project consists of a three story and a single story building containing a total of 131 thousand square feet of office and industrial space, situated on two tax parcels which total 16+ acres. The parcels are located on the south side of Corporate Center Drive and east of Maxess Road in the Town of Huntington. The entire facility is expected to produce approximately 20,000 gpd and the owners – the Suffolk County Industrial Development Agency and Hub Properties Trust request Formal Approval for the connection to the SC Sewer District No. 3 – Southwest.

This project previously (May 15, 2006) received Sewer Agency approval for the connection to the SC Sewer District No. 3 – Southwest. It also received Legislative approval. However, the 1-year time allowance for the completion of the connection agreement has passed and the connection agreement is not yet completed. It is, however, close to completion and signature.

The District's STP has sufficient excess treatment capacity to accommodate this project.

Staff recommended approval.

After a short discussion by the Agency members, Jeff Szabo made a motion to approve the application and Tom Isles seconded it. Motion passed unanimously.

(S. A. Resolution 11-2007)

55 MARCUS DRIVE BUILDING

HU-1588

Ben mentioned that this project consists of a single story building containing almost 52 thousand square feet of office and warehouse space, situated on a tax parcel with almost 4 acres. The parcel is located on the north east corner of Marcus Drive and Republic Road in the Town of Huntington. The present office space and warehouse would require approval for 2, 264 gallons per day according to the SC Department of Health criteria. The owners, the OLP Marcus Drive LLC, request Formal Approval for the connection to the SC Sewer District No. 3 – Southwest.

The facility is expected to be converted in the near future from the office and warehouse configuration to a medical office and to produce approximately 5,190 gpd but this proposed expansion has not received SEQRA decision from the Town. The owners will return to the Agency in the future to request the additional gallonage.

The present sanitary flow is recharged by means of a septic system.

The District's STP has sufficient excess treatment capacity to accommodate this project. Staff recommended approval of this application.

Tom Isles asked who coordinated the information on the location of the sewers and connection to them and Ben said that there were sewers in the street in front of this building.

Christopher Robinson said that the information given was correct and that what they would be doing is designing the building connection and inspecting the abandonment of the septic system. He then identified himself as the representative for the project.

Jeff Szabo made a motion to approve the application and Tom Isles seconded it. Motion passed unanimously.

(S. A. Resolution 12-2007)

Mike Cavanagh asked about the Eastport Mixed Use (BR-1586) application and Ben mentioned that the Consultant could not arrange the meeting with the Town, but that he would be following up on that and report back to the Agency.

Commissioner Anderson made a motion adjourn the meeting and Jeff Szabo seconded it. Motion passed unanimously at 11:10 AM.

SIGN-IN SHEET

**Suffolk County Sewer Agency
SCDPW - Sanitation -Engineering**

Date - June 18, 2007

	NAME	FIRM	REPRESENTING WHAT PROJECT
1	C. ROBINSON	DMS	55 MARCUS.
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SUFFOLK COUNTY SEWER AGENCY
RESOLUTION NO. 11-2007 AUTHORIZING AN EXTENSION OF TIME
FOR THE COMPLETION OF THE CONNECTION AGREEMENT BY
HUB PROPERTIES (HU-1554)
TO THE SUFFOLK COUNTY SEWER DISTRICT NO. 3 - SOUTHWEST

WHEREAS, on May 15, 2006, this Agency adopted Resolution No. 13-2006, authorizing the connection of **HUB Properties** to the S. C. Sewer District No. 3 - Southwest, and

WHEREAS, Resolution 13-2006, granted a one year time for completion of the Agreement, but the year has passed without the completion of the Agreement, and

WHEREAS, negotiations concerning such an agreement are complete, and a proposed agreement is being prepared, and

WHEREAS, the developer of **HUB Properties** has requested an extension of the authorization granted in Resolution No. 13-2006,

NOW, THEREFORE, IT IS

RESOLVED, that Resolution No. 13-2006, adopted by this Agency on May 15, 2006 is hereby renewed, and it is further

RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the developer, if, within one (1) year from the date of the adoption hereof, an agreement in furtherance of the authorization granted herein, in form and content satisfactory to the Chairman of this Agency, has not been negotiated and fully executed by all parties thereto.

(Suffolk County Sewer Agency Meeting 06/18/07)

SUFFOLK COUNTY SEWER AGENCY
RESOLUTION NO: 12-2007
AUTHORIZING THE CONNECTION OF
55 MARCUS DRIVE BUILDING (HU-1588) TO
SUFFOLK COUNTY SEWER DISTRICT NO. 3 - SOUTHWEST

WHEREAS, 55 Marcus Drive Building is an existing office / warehouse facility of 51,889 square feet, located in Melville, New York, situated on property identified on the Suffolk County Tax Map as District 0400, Section 267.00, Block 02.00, Lots 018.000, and

WHEREAS, the sewage flow from the 55 Marcus Drive Building is expected to be two thousand two hundred sixty-four gallons per day (2,264 gpd), and

WHEREAS, 55 Marcus Drive Building is not located within the boundaries of Suffolk County Sewer District No. 3 - Southwest (the "District"), or within the boundaries of any other municipal sewer district, and

WHEREAS, 55 Marcus Drive Building has applied to this Agency for permission to connect its two thousand two hundred sixty-four gallons per day (2,264 gpd) flow to the sanitary sewerage facilities of the District, and

WHEREAS, the District's sewage treatment plant has sufficient capacity to accept the sewage which is expected to emanate from 55 Marcus Drive Building, and

WHEREAS, the connection of 55 Marcus Drive Building to the District will be financially beneficial to the District, and environmentally beneficial to Suffolk County,

NOW, THEREFORE, IT IS

1st RESOLVED, that 55 Marcus Drive Building be permitted to connect to the sanitary sewerage facilities of the District, upon such terms and conditions as the Administrative Head of the District may impose, subject to the terms and conditions hereof, and it is further

2nd RESOLVED, that two thousand two hundred sixty-four gallons per day (2,264 gpd) of capacity in the District's sewage treatment plant be allocated to 55 Marcus Drive Building, and it is further

3rd RESOLVED, that the connection authorized herein is subject to the approval of the Suffolk County Legislature and the New York State Department of Environmental Conservation, and it is further

4th RESOLVED, that the connection authorized herein is subject to the execution of an agreement (the "Connection Agreement") between the owner of 55 Marcus Drive Building, the District, the Suffolk County Department of Public Works ("DPW"), the Suffolk County Department of Health Services, the County of Suffolk and this Agency, which agreement shall contain such terms and conditions as the Administrative Head of the District shall determine, and it is further

5th RESOLVED, that the connection fee to be paid for 55 Marcus Drive Building shall be paid upon the execution of the Connection Agreement at the rate of \$30.00 per gallon of sewage per day for a total of \$67,920 and it is further

6th RESOLVED, that 55 Marcus Drive Building shall, at its sole cost, expense and effort, construct a sewage collection facility for 55 Marcus Drive Building, and shall offer to dedicate the said facility to this Agency, or to this Agency's nominee, at no charge, and it is further

7th RESOLVED, that no Certificate of Occupancy shall be issued for any portion of 55 Marcus Drive Building until the sewage collection facility for 55 Marcus Drive Building has been completed and 55 Marcus Drive Building has been connected to the sanitary sewerage facilities of the District, all to the satisfaction of DPW, and it is further

8th RESOLVED, that the developer of 55 Marcus Drive Building shall furnish a Letter of Credit, in form, wording and amount, and on such terms and conditions, as determined by this Agency's staff, as security for the construction of the sewage collection facility for 55 Marcus Drive Building, as well as for all of the developer's obligations under the Connection Agreement, and it is further

9th RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the developer of 55 Marcus Drive Building if, within one (1) year from the date of the adoption hereof, an agreement in furtherance of the authorization granted herein (the Connection Agreement), in form and content satisfactory to the Chairman of this Agency, has not been negotiated and fully executed by all parties thereto.

(Suffolk County Sewer Agency meeting 06/18/07)